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October 19, 2012

TO: CYNTHIA NAKAZAKI, COMMITTEE CLERK
ZONING AND PLANNING COMMITTEE

FROM: IKAIKA ANDERSON, CHAIR *IA/gm*
ZONING AND PLANNING COMMITTEE

SUBJECT: PROPOSED AMENDMENTS TO BILL 65 (2012) ('EWA
DEVELOPMENT PLAN)

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2012 OCT 22 PM 3:20

Pursuant to my memorandum dated October 15, 2012 (Council Com. No. 307), transmitted herewith for consideration by the Zoning and Planning Committee are five sets of forms proposing amendments to Bill 65 (2012) and the attached revised 'Ewa Development Plan.

Also pursuant to the procedure established by Council Com. No. 199 (2011), please number this communication and hyperlink it as a related communication on the agenda when the Committee considers Bill 65 (2012).

Enclosures: Amendment Worksheet and Proposals (5 sets)

DP AMENDMENT PROPOSAL

DATE: 10/19/12

BILL 65 (2012),

COUNCILMEMBER IKAIKA ANDERSON

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.8.3 (Ocean Pointe/Hoakalei "GUIDELINES")	3-39 - 3-43	Provide option for a lagoon.
JUSTIFICATION FOR AMENDMENT			
<p>Amendments provide the option of developing a recreational waterfront project featuring a lagoon. HASEKO Development Inc. ("Haseko") submitted proposed amendments regarding this option to the Planning Commission by letter dated June 22, 2012. The DPP, in its Transmittal Memo to the Planning Commission dated June 19, 2012 (Dept. Com. 678E (2012)), either recommended approval or expressed no objection to Haseko's proposed amendments providing the option for a recreational waterfront project in Sections 3.8, 3.8.1, 3.8.2, and Exhibit 3.5, but apparently inadvertently omitted most of Haseko's proposed related amendments to Section 3.8.3. The amendments included in the DPP memo were approved by the Planning Commission.</p> <p>Providing the option a recreational waterfront project featuring a lagoon does not preclude the development of a marina in the future. Haseko intends to accommodate industrial mixed uses in place of the Marina Industrial Area shown in the as-introduced version of the Plan. This use, along with planned commercial and visitor accommodations, can support both a lagoon and a marina if one is constructed in the future.</p>			
DESCRIPTION OF AMENDMENT			
<p>Amend proposed Section 3.8.3 to read as follows:</p> <p>3.8.3 GUIDELINES</p> <p>The following guidelines suggest how the general policies for Ocean Pointe/Hoakalei should be implemented:</p> <p>Appropriate Scale and Siting</p> <ul style="list-style-type: none"> • Minimize the visibility of large building volumes and elements from waterfront and residential areas through building envelope restrictions, site planning and landscaping. 			

DESCRIPTION OF AMENDMENT

Environmental Compatibility

- Do not develop residential and apartment units in areas that would expose residents to excessive aircraft noise.
- Since airport operations have continued at Kalaeloa, [insure] ensure land uses at Ocean Pointe/Hoakalei are compatible with airport operations and respect restrictions on development within airport approach and clear zones.
- Locate and operate uses that generate high noise levels in a way that keeps noise to an acceptable level in existing and planned residential areas.
- Design and develop the built environment to avoid adverse impacts on natural resources or processes in the coastal zone.
- To retain a sense of place, incorporate natural features of the site and utilize landscape materials that are indigenous to the area in the design of hotel and recreation areas, where feasible.

Community Integration

- Although the design of Ocean Pointe/Hoakalei may have a distinct identity and entry, link Ocean Pointe/Hoakalei with surrounding areas, such as 'Ewa Beach and Kalaeloa by using connecting roadways, walkways, landscape and architectural design.

Urban Form

- **[Marina] Waterfront Light Industrial Mixed Use**— Develop a light industrial [marina] mixed use support area adjacent to the [marina] basin providing facilities such as repair and storage. Building heights should generally not exceed 60 feet in this area.
- **[Marina] Waterfront Mixed Use** — Develop a [maritime] waterfront commercial center with associated visitor units adjacent to the [marina] waterfront, featuring a wide public promenade with retail attractions. Hotel and apartment buildings in this area should generally not exceed 90 feet and all other buildings should generally not exceed 60 feet. Buildings with [marina] frontage on the interior basin should be limited to 40 feet. Buildings taller than 40 feet should be set back from the

DESCRIPTION OF AMENDMENT

[marina] basin frontage.

- **Medium Density Residential Area** – Develop a medium density residential area adjacent to the [Marina] Waterfront Mixed Use area to provide a transition between the mixed uses of the [Marina] Waterfront Mixed Use area and the Single Family and Low Density Residential area to the east. Building heights in this area should generally not exceed 60 feet.
 - In order to minimize the visual impacts of the Medium Density Residential areas [near the marina entrance and] adjacent to One'ula Beach Park, the developer should:
 - Maximize *mauka-makai* and other view corridors in the area by orienting the narrow dimension of buildings parallel to the shoreline or predominant view;
 - Maximize open space by minimizing building bulk and using extensive landscaping to create a park-like setting; and
 - Provide greater setbacks and/or terraced building setback from the edge of the [marina waterways] basin for buildings exceeding 25 feet in height.
- **Single Family and Low Density Residential Area** – Develop a residential community characterized by low-rise apartments and single-family homes in this area. Building heights should generally not exceed 30 feet.
 - There should be a minimum building setback of about 40 feet along the [marina's] basin's edge to accommodate a public waterfront promenade. Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting.
- **[Commercial and Marina Support Areas -]** Allow a small portion of the setback area to be covered by low-rise buildings to allow for boat servicing, [marina] appropriate commercial uses, storage and clubhouses. The maximum building height at the setback line in [commercial and marina support] these areas should be around 40 feet, rising one foot for each additional foot of setback to a maximum of around 60 feet in the [High] Medium Density Residential area and around 90 feet in the [Marina] Waterfront Mixed Use area.

DESCRIPTION OF AMENDMENT

- Set back all structures a minimum distance of 150 feet from the shoreline. Lesser setbacks may be permitted upon design review and approval by the Department of Planning and Permitting. The maximum building height at the setback line along the shoreline should be 40 feet, rising one foot for each additional foot of setback up to the appropriate height limit.

Natural Environment

- Retain, enhance, and protect wetlands and other wildlife habitats.
- Design the golf course to accommodate storm water runoff in a manner that maintains coastal water quality and avoids the use of concrete channels for diversion drainage. Design the waterway to accommodate the runoff of collected storm waters generated by a potential 100-year storm. Channel design should use the most effective means to provide natural flushing of its waters. Develop silting ponds *mauka* of the site to preserve water quality so that use of the near-shore waters for recreational purposes and aesthetic enjoyment is not limited in any way.
- Avoid the use of breakwaters or jetties at the marina entrance, in order to preserve surf sites.

Public Access

- Provide a continuous pedestrian pathway open to the public along the shoreline and along most of the [marina] basin, with the exception of sections where private residential lots directly front the [marina] basin.
- Provide access to the entire waterway and ocean shorelines to the public through the internal and peripheral pedestrian pathways.
- Provide public parking, restrooms, and shower facilities at regular intervals for all sandy beach areas.

Views and Vistas

- Preserve and enhance views from public streets and thoroughfares to the mountains and sea wherever possible. In particular, distant views of the Wai'anae Range and the south coast of O'ahu toward Honolulu and Diamond Head from the public promenade near the marina entrance

DESCRIPTION OF AMENDMENT

channel should be preserved.

- Orient hotel and apartment facilities in relationship to the waterfront so as to preserve and maximize both *mauka* and *makai* views.

Circulation

- Design the street network to provide for a reasonably direct route through Kalaeloa to connect Ocean Pointe/Hoakalei to the City of Kapolei and Kualaka'i Parkway (the former North-South Road).
- Design all major roadway corridors to provide for bus pullouts and bus shelters, bike paths, and sidewalks that are separated from the vehicular travel way by a landscape buffer.

Landscape Treatment

- Provide generous landscaping and vegetation throughout the development to promote tropical beauty and provide visual relief and a feeling of spaciousness.
- Design landscaping to provide continuity between residential, resort, [marina] waterfront uses, commercial areas, the shoreline, golf course, and parks.
- Design landscaping to provide privacy, screening, shade, and temperature control.